

## Romanesque Ohashi 2 404

Residential

Apartment

Tenanted

Fukuoka

Posted On 06-02-2021

📍 3-chome-14-29 Shiobaru, Minami-ku, Fukuoka.

**¥ 4,950,000**

**BUY**

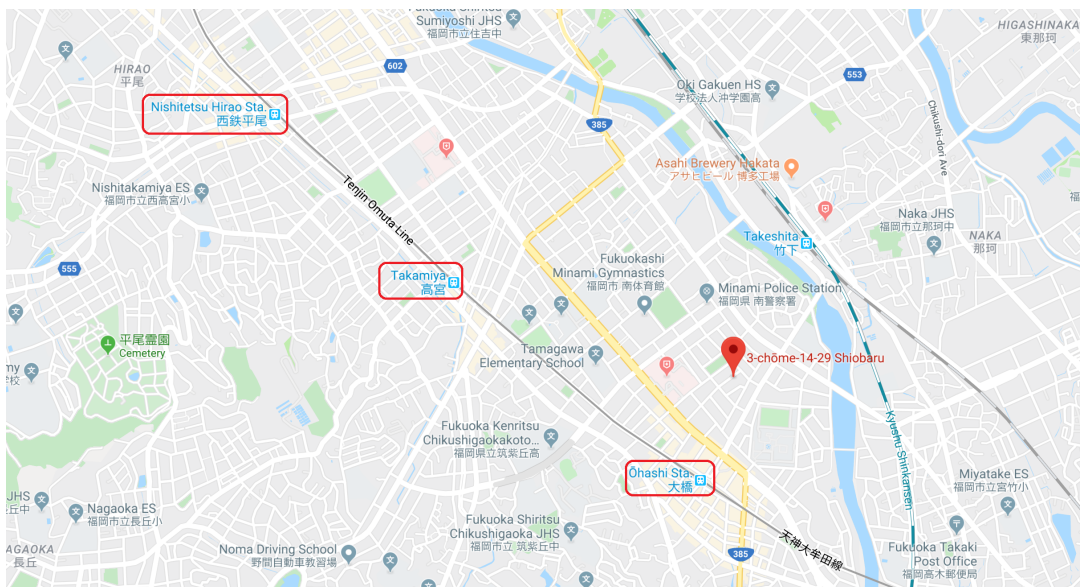
📏 Floor Area  
22.20 m<sup>2</sup>

🏠 Layout  
1K

📅 Built Year  
1990

📈 Gross Yield  
9.21%





## PROPERTY INFO

### Building / Land Information

	Property Name:	Romanesque Ohashi 2 404
	Address:	3-chome-14-29 Shiobaru, Minami-ku, Fukuoka.
	Land Ownership:	Freehold
	Building Structure:	Reinforced Concrete
	Built Year:	1990

### Unit Information

	Total Units:	52
	Layout:	1K
	Floor / Total Floors:	4 Floor / 6 Floors
	Floor Area:	22.20 m <sup>2</sup> / 238.96 ft <sup>2</sup>
	Balcony Area:	3.80 m <sup>2</sup> / 40.90 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: ID: 98857568

### Location Information

	Transportation:	Ohashi station / 8 minutes walking distance
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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥38,000	¥456,000
Building Management Fee:	-¥4,500	-¥54,000
Building Sinking Fund:	-¥3,900	-¥46,800
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥2,090	-¥25,080
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥30,000
Net Rental Income After Tax:		¥300,120

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,950,000	¥4,801,500	¥4,702,500
Land Registration & Legal Fee (Estimated):	¥120,000		
Agency Brokerage Fee:	¥229,350	¥224,450	¥221,183
Total Cost of Purchase:	¥5,299,350	¥5,145,950	¥5,043,683

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥4,950,000	¥4,801,500	¥4,702,500
Gross Rental Yield:	9.21%	9.50%	9.70%
Net Rental Yield:	6.23%	6.42%	6.56%

